

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 6, 2005

ITEM NO. 3

SUBJECT **10-PP-2005**
Whisper Rock Unit 6 - The Estates

REQUEST Request approval of a Preliminary Plat with Amended Development Standards and ESL Landform Line adjustment for Whisper Rock Unit 6. The proposed plat will subdivide an 8.37+/- acre parcel into five residential lots.

Key Items for Consideration:

- This site is located within a master planned community.
- During the pre-planning phase of this Unit, the community voiced their opinions regarding the site design – specifically with concerns about the impact on their own property. During the application phase no comments have been received.

OWNER Grayhawk Development
480-998-2661

APPLICANT CONTACT Roger Tornow
Tornow Design Associates
480-607-5090

LOCATION 32800 N Hayden Road

BACKGROUND **Zoning.**
The site is located within the Whisper Rock Master Planned Community and is known as Unit 6. Specifically, the property is located along the northern boundary of the overall Whisper Rock Community at the Dove Valley Road alignment. The property is zoned R1-43 ESL (Single-family residential, Environmentally Sensitive Lands) and R1-43 ESL PCD (Single-family residential, Environmentally Sensitive Lands, Planned Community Development); this property is a Master Planned Community with entitlement to the 1991 ESL zoning requirements.

	Zoning	Development
North	HC, ESL (Hillside Conservation, Environmentally Sensitive Lands); R1-18 ESL HD (Single-family Residential, Environmentally Sensitive Lands, Hillside District)	Undeveloped mountainside, Undeveloped platted lots, Developed single-family residential lots
South and West	R1-130 ESL PCD (Single-family Residential, Environmentally Sensitive Lands, Planned Community Development)	Golf Course
East	R1-130 ESL (Single-family Residential, Environmentally Sensitive Lands)	Undeveloped platted lots

Context.

Unit 6 consists of moderate to steep slopes and is at a higher elevation compared to most other planning Units of Whisper Rock – the eastern portion of Sevano Village Parcel 3, Unit 8, and the northern extents of the golf course are at higher elevations. The development of Unit 6 will likely be visible from outside of the Whisper Rock community. The northern property boundary backs onto developed and undeveloped single-family residential parcels and mountainside open space.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant's proposal has 3 parts:

1. Subdivide 8.37 acres into 5 lots.
2. Amend development standards to allow smaller lots (38,000 s.f. proposed – 43,000 s.f. required), narrower lot widths (140 foot standard lot and 120 foot flag lot proposed – 150 foot standard lot and 150 foot flag lot required), and reduced front setbacks (30 foot front yard proposed – 40-foot front yard required).
3. Adjust the Hillside Landform line.

The justification for amended development standards and adjustment to the Hillside Landform line is:

1. Unit 6 is proposed with 50% open space, compared to 29% NAOS required per the Zoning Ordinance.
2. The amendments are consistent with those approved for Units 1, 2, 3, 4, and 5.
3. The amendments do not result in a greater number of lots on the site.
4. The original Hillside Landform line was established using regional scaled maps; more detailed analysis, including geological evaluation, demonstrates that the existing landform should be modified.
5. The ESL zoning district encourages flag lots.
6. These amendments will result in further preservation of natural vegetation and topographic features.

IMPACT ANALYSIS**Hillside Landform Line Adjustment.**

This site consists of upper desert and hillside landforms. Hillside landforms are the more elevated, deeper and rugged landforms that tend to divide broad desert valleys or separate the lower deserts from higher plateau regions. This hillside landform divides desert valleys that occur north and south of the Dove Valley Road alignment, and east and west of the 76th Street alignment. The initial mapping of the Landforms was done with 1:56000 scale maps and were not highly refined. Staff has conducted a site walk, evaluated the geologic report, and confirmed that this proposed modification does not interfere with the intent and purpose of the hillside landforms.

Protected peaks and ridges are located approximately 280 feet north of the Dove Valley Road alignment. The Zoning Ordinance requires an average 300-foot setback from a protected peak and ridge, allows no building projects within 200 feet of a protected peak and ridge, and building height within 400

feet of a protected ridge must be 25-feet below the top of the protected ridge. Lot 5 - and possibly Lot 4 - will need careful site design relative to the protected peaks and ridges requirement. The applicant has not requested any adjustment to the Protected Peaks or Ridges Map.

Amended Development Standards.

The proposed amended development standards will allow greater flexibility for lot plan design and individual property development. Amending the standards will also allow greater response to the existing topography, boulders, and other natural site features.

Unit 6 is required 29.4% Natural Area Open Space, and is proposed for development with 50% open space. Overall the Whisper Rock Master Plan NAOS exhibit demonstrates an excess of 118 acres. This figure includes the planned but pending design review for final allocation of Units 6, 7, 8, and 9, and Sevano Village Parcel 4; and final dedications for the Golf Course. The amended standards do not affect required NAOS.

Traffic.

Access to this Unit is from within the Whisper Rock community. The master planned development has its own plan for streets that has been reviewed and approved as part of the master planning effort of the overall project.

Water/Sewer.

Water and sewer facilities are master planned for this property as part of the Whisper Rock Master Planned development. There are no identified capacity or infrastructure issues.

Fire.

The Fire Department has reviewed this proposed development and specifically requested fire access turn around due to the length of the dead-end street. The plat reflects the turn around requirement.

Schools.

The Cave Creek Unified School District has been notified of this application. It is anticipated that this 5-lot development will not have an impact on enrollment or capacity of the School District.

Open space/Scenic Corridors.

Open space, trails, scenic corridors, and vista corridors occur on other parts of the Whisper Rock development. Unit 6 is required to dedicate Natural Area Open Space.

Community Involvement.

During the planning phase there were general inquiries about this project. After the application submittal staff has not received any correspondence from the community regarding this project.

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

RESPONSIBLE

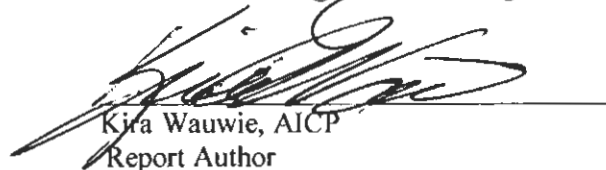
Planning and Development Services Department
Current Planning Services

DEPT(S)

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Hillside Landforms Exhibit
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements
- C. Amended Development Standards

Application Narrative for:

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WHISPER ROCK PROJECT HISTORY.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. During the last six years, both golf courses [Whisper Rock Golf Club] and clubhouse facilities have been constructed. The Development Review Board approved the Master Environmental Design Concept Plan for the entire community in 1999. Preliminary and / or final plats have also been approved and / or recorded for most of the residential neighborhoods within the community, collectively, "Whisper Rock – The Estates". Additionally, At this time, the development of the Whisper Rock community is in the final stages.

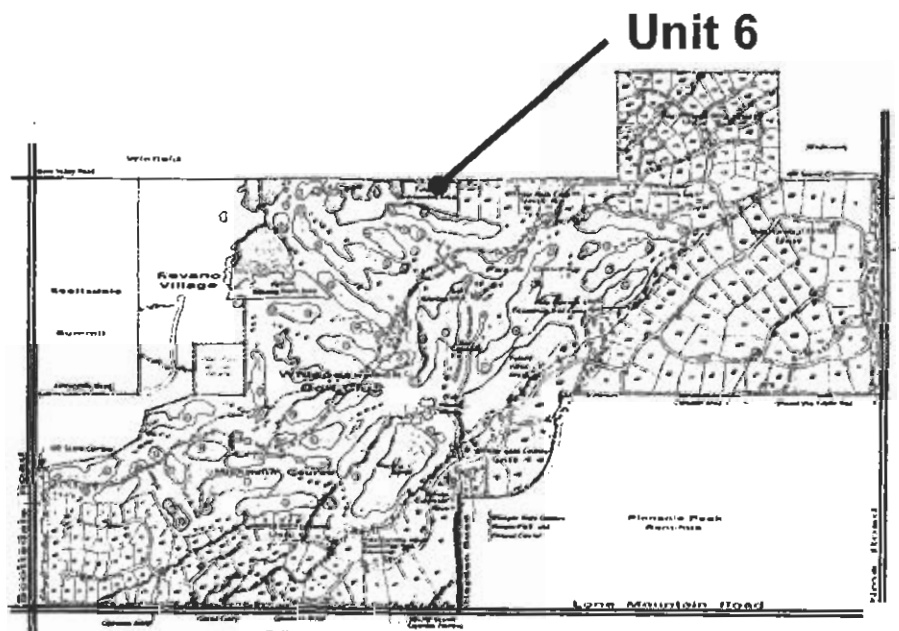
SUMMARY OF PROPOSED REQUEST.

This application is a request for preliminary plat approval of the next phase of Whisper Rock – The Estates, Unit 6. This request includes:

- Preliminary Plat. Approval of an R1-43 site plan for five custom home sites and development envelopes.
- Amended Development Standards. Approval of previously adopted development standards.
- ESL Landform Line Adjustment. Approval of minor modification to the Hillside landform line.

WHISPER ROCK COMMUNITY - LOCATION MAP.

[NTS]



ATTACHMENT #1

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ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Unit 6 of Whisper Rock is located within both Hillside and Upper Desert Landforms in the Environmentally Sensitive Lands [ESL] district of Scottsdale. Numerous boulder outcroppings are scattered throughout this planning area. All NAOS requirements will be based on the landform conditions described within the ESL ordinance. Note: Whisper Rock is subject to the original 1991 version of the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the north to the south. The site is bisected by few small, local washes that flow through the property in a southerly direction.

A slope analysis for Unit 6 of the Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.

Vegetation/Site Features.

The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaro and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.

Hydrology Analysis.

Gilbertson Associates, Inc. has prepared a thorough analysis of the community hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey.

A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

PROPOSED REQUEST.

Preliminary Plat. This application is a request for approval of the next phase of residential development within the Whisper Rock community – Unit 6. Five lots, approximately one-acre in size, are proposed as allowed with the underlying R1-43 ESL zoning. Consistent with previous phases of Whisper Rock Estates, each lot will feature a conceptual development envelope that will be monitored by the Whisper Rock Architectural Review Panel. Development envelopes are likely to range from 25,000 to 30,000 square feet in area [plus driveway allowances] which leaves nearly 50% of the lot as natural area. Final development envelope delineation will be determined by the design team prior the sale of the lot.

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Amended Development Standards. Minor amendments to the R1-43 development standards are also requested with this application. The proposed amended standards are consistent with those already approved by the Development Review Board for Units 1, 2, 3, 4, and 5 [see appendix].

NOTE: These proposed amendments do not result in additional units or density for this plat.

ESL Landform Line Adjustment. Request for minor Hillside Landform line adjustments based on thorough analysis of the site conditions by the applicant, city staff and a registered Arizona geologist. The landform line was originally delineated by city staff using regionally scaled maps. Actual evaluation of the site conditions at a micro-scale suggest inconsistencies with mapped alignment. These adjustments were evaluated and supported by the Project Coordination staff and reinforced through a more scientific analysis by Geologic Consultants, Inc. [See supplemental report submitted with this application].

NOTE: The proposed re-alignment of the Hillside Landform line does not result in additional units or density for this plat.

OTHER PLANNING CONCEPTS.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock – The Estates and will be applied to this phase of the community with the approval of the final plat.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. Unit 6 of Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.

Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, public multi-use trails will be located within several Vista Corridor washes in the community as well as perimeter trails around the project. All of these trails provide connections to regional multi-use trails in the area.

Engineering Master Plans. Master Plans for water, waste water, circulation, drainage and NAOS have been continuously updated over the course of development of the Whisper Rock community. These reports are on file with the Project Coordination department.

Phasing. Unit 6 of Whisper Rock will be built in one phase.

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Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present within Unit 6 as determined by Geologic Consultants, Inc. [refer to geology report for more detailed information].

AMENDED DEVELOPMENT STANDARDS JUSTIFICATION.

Section 7.857.A [Amended Standards] of the original 1991 ESL ordinance allows for the "Administrative Approval" of Amended Development Standards [ADS] concurrently with the preliminary plat approval process for properties within the ESL district. As stated above, the applicant seeks modest amendments to the existing development standards to allow for planning and engineering creativity, environmental sensitivity and preservation of the boulder outcrops and Vista Corridor washes present within the community.

NOTE: The proposed amended standards are consistent with those already approved by the Development Review Board with Units 1, 2, 3, 4 and 5 [see appendix]. Additionally, flag lots may be utilized as allowed in the City's ESL ordinance.

Rationale & Benefits. The Whisper Rock site features a wide variety of vegetation, undulating topography, major and minor washes and other unique site features. As such, the various development envelope and lot layouts were designed to accommodate and preserve as many of these elements as possible. Significant site features include the boulder outcrops and washes that bisect the property. The neighborhood layouts have been designed to minimize the disturbance to these elements while maximizing the relationship to these amenities. Varied lot sizes and widths allow more flexibility in the layouts and accommodate roadway alignments that are more compatible with the undulating terrain.

The proposed lot size adjustments will not be utilized on every lot. In order to respond to the site characteristics described above, some lots will be smaller than the standard minimum lot size. The reductions allow for design flexibility for home site locations and roadway placement. Specific benefits of these minor amendments include:

- Accommodation of Vista Corridor washes that traverse the Whisper Rock community. Many of the washes range in size from 50 to over 200-feet in width.
- Provision of meandering street layouts that more closely follow the topography.
- Development envelope configurations that maximize NAOS in locations with important natural features.
- Preservation of significant habitat areas.
- Preservation of significant boulder outcrops present on-site.
- Maintain a standard review and enforcement of consistent and identical standards for all neighborhoods within Whisper Rock.

The master developer of the project has also developed self-imposed height restrictions on all of the homes within Whisper Rock. These will be applied to Unit 6 as a part of the community C. C. and R.'s.

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NEIGHBORHOOD CONTACT & INPUT.

Over the last six years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock. Communications with adjacent neighbors and associations will be on-going through the course of the development.

SEC. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.101. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.103. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, development review board approval shall be obtained as outlined in article I, section 1.400 hereof.

Sec. 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand [43,000]~~ **THIRTY-EIGHT THOUSAND [38,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty [150]~~ **ONE HUNDRED FORTY [140]** feet. "FLAG LOTS", CUL-DE-SAC LOTS OR OTHER UNIQUE LOTS MAY HAVE A MINIMUM WIDTH OF ONE HUNDRED AND TWENTY FEET MEASURED PER CITY ORDINANCE DEFINITION. THE MINIMUM LOT WIDTH OF THE MAIN PART OF THE LOT SHALL BE ONE HUNDRED FORTY [140] FEET.

C. Density. There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. Building height. No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.

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E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty~~ [40] THIRTY [30] feet.
- b. Where lots have a double frontage on two [2] streets, the required front yard of ~~forty~~ [40] THIRTY [30] feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty~~ [40] THIRTY [30] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard.
Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than twenty [20] feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five [35] feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten [10] feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than forty [40] feet.

B. [G.] Buildings, walls, fences and landscaping.

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half [4 1/2] feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices.
3. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

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SEC. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Requirement	Proposed Amendment	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	43,000	38,000	12%
B. Minimum Lot Width			
1. Standard Lot	150'	140'	7%
2. "Flag Lot"	150'	120'	20%
C. Density [Dwelling/Lot]	1	1	--
D. Maximum Building Height	30'	--	--
E. Minimum Yard Requirements			
1. Front Yard			
a. Front [Face of building]	40'	30'	25%
b. Front [Double frontage]	40'	30'	25%
c. Front [Corner lot]	40'	30'	25%
2. Side Yard	20'	20'	NC
3. Rear Yard	35'	35'	NC
F. Distance Between Buildings [Min.]			
1. Accessory & Main	10'	10'	--
2. Main Bldg. On Adjacent Lots	40'	40'	NC
G. Walls & Fences			
1. Standard	8'	8'	--
2. With 20' Setback	12'	12'	--
3. Within Required Front Yard	3'	3'	--
H. Access			
I. Corral [Height]	6'	--	--

* Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 7.857.A].

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LANDSCAPE AND REVEGETATION PROGRAM.

[This information is an excerpt from the approved Whisper Rock Master Environmental Design Concept Plan.]

Due to the low-density of the Whisper Rock development, the primary landscape theme for the project common areas and community facilities will focus on maintaining the inherent natural desert setting of the site. A significant portion of the project will be left as undisturbed Natural Area Open Space [NAOS]. Disturbance of the existing landscape will only occur during the construction of infrastructure and within designated building envelopes on the single-family neighborhoods.

Landscape Character Zones. The landscape concept for Whisper Rock features three character zones:

Undisturbed Natural Areas. Undisturbed natural areas are those areas that are not disturbed during the development of the project. These areas may be counted towards the NAOS requirements for the related lot, parcel or community. Per the ESL ordinance, undisturbed natural areas may be supplemented with additional indigenous materials.

Revegetated Natural Areas. Revegetation will be used to restore the natural desert character of site that has been disturbed during project construction or may have been previously disturbed by off-road vehicles or the old studio use. Many of these areas will be will be used for NAOS credit where appropriate.

Enhanced Natural Areas. Areas that feature community theme elements such as parcel entries, monument or parcel signs, etc. will be enhanced with additional native and near-native vegetation to complement and highlight the area. These areas will not be visible from outside of the community, will not be credited as NAOS and will be the maintenance responsibility of the master developer or future homeowners association.

This technique is consistent with design elements of other desert developments in north Scottsdale including Terravita, Bellasera, Desert Mountain, Troon North, etc.

Note: The landscape character elements described herein apply to only community common areas. Residential design techniques will be established with the Whisper Rock Design Guidelines and/or C.C. and R.'s. Design character for other uses such as the golf course or future non-residential parcels will be submitted separately for review and approval.

Landscape And Revegetation Areas. During the implementation of the Whisper Rock community, potential areas anticipated for disturbance include the roadway cuts and fills, drainage improvements [storage basins, wash stabilization, etc.] and utility installation. These areas will be restored using revegetation techniques described above as well as the following supplemental concepts:

Cuts and Fills for Infrastructure. Cut and fill slopes will be constructed to mimic natural grades adjacent to the site where practical. Varying slopes of 2:1 or less will be used where the soil supports the grades naturally. In addition, the transition areas [where cut and fill slopes tie into

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natural grades] will be softly rounded to blend naturally and avoid sharp edges. Additionally, slope stabilization as described below may be used to create a stable slope with a natural appearance.

Storm Water Management. The predominant storm-water management component will be the use of the existing, undisturbed washes that traverse the site. Other storm-water management facilities anticipated for Whisper Rock include storage basins, wash stabilization and new wash channel construction. These areas will be handled in a manner consistent with other restoration techniques previously described including naturalistic grading and side slopes, revegetation and stabilization.

Further, per City requirements, storage basins shall be constructed using undulating and rounded shapes to the satisfaction of the Project Coordination Staff.

Erosion Protection & Slope Stabilization. Erosion protection and slope stabilization will be accomplished with the use of granite boulders, natural rip-rap and/or subsurface geo-textiles. These techniques along with revegetation will help re-establish cut or fill areas, washes and other graded conditions within the project.

Revegetation Techniques. The following three techniques will be used for restoring disturbed areas within the development project:

Transplanting. Where practical, many of the materials used for revegetation will be transplanted materials that have been salvaged from on-site construction activities. This includes "boxing-up" larger materials for replanting or temporary storage as well as "bare-root" transplanting of cactus and small shrubs and ground covers.

Container Materials. To supplement the salvaged materials, many of the native plants used for revegetation will be purchased from local plant nurseries. There are a wide variety of native plant species available from local growers that have a good survival rate once installed.

Hydro-seeding. In small areas that are not proposed to be NAOS [utility easements, rights-of-ways, etc.] or other remote areas a hydro-seed mix of site specific native shrubs, ground covers and grasses will be utilized to restore the ground plane and stabilize the soil. These areas may be supplemented with bare-root cactus transplants and granite boulders as available from on-site.

Note: In some locations, a combination of the three techniques described above may be used.

Scenic & Vista Corridors. In addition to the landscape area within the right-of-way, one-hundred [100] foot Scenic Corridor is required along Scottsdale and Pima Roads and a fifty [50] foot Scenic Corridor is required along Lone Mountain Road.

The Scenic Corridors are intended to provide a natural setback along arterial and collector streets in the ESL district. The master developer of Whisper Rock is proposing to use this area as a natural

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noise barrier also. In-field site analysis has shown that there is a tremendous volume of traffic and traffic noise generated on Scottsdale, Pima and Lone Mountain Roads adjacent to this project.

In areas where residential dwellings may abut these streets, randomly placed, undulating and naturalistic landscape mounds are proposed to help buffer the visual and noise impacts. The mounds will range in size from four to eight feet above natural grade.

Placement of all mounding and architectural theme elements shall occur within rear fifty-feet of the 100-foot Scenic Corridor adjacent to Scottsdale and Lone Mountain Roads

These landscape features will also be landscaped to a natural condition as described in the revegetation program above and will feature natural side slopes that vary from 2:1 to less than 4:1 to create a more organic appearance. The specific on-site design of these landscape components will insure that no natural washes are interrupted or disturbed with the implementation of the mounds. Further, trails within these corridors can be designed to maximize the trail users experience. The height of the berm and the vegetation would provide better mitigation measures than any other technique and will blend with the site much better than a perimeter wall. See the attached concept sketch provided.

One Scenic Corridor Wash [+750 c.f.s.] bisects the Whisper Rock development site as shown on the previous map. This wash will be preserved and buffered as outlined in the City's guidelines. A multi-use trail is proposed to run through this wash corridor and will utilize the existing sandy-bottom surface for the trail surface.

Landscape Lighting. Low-voltage lighting is anticipated to accent important community landscape locations such monument signs, neighborhood identity signs and the associated landscape features. Fixtures will feature properly shielded sources of light per City ordinances.

PLANT PALETTE.

[This information is an excerpt from the approved Whisper Rock Master Environmental Design Concept Plan.]

Indigenous Plants. Two 100' x 100' sample area inventories of the site were taken to establish the base plant palette for the project. All of the materials identified below are suitable for use in all three landscape character zones.

Common Name	Sample Area 1	Sample Area 2
Foothill Palo Verde	6	8
Native Mesquite	3	0
Catclaw Acacia	4	6
Hackberry	1	0
Lycium	4	1
Greythorn	1	1
Jojoba	8	7
Rattany	2	3

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Ephedra	2	1
Canyon Ragweed	5	4
Turpentine Bush	31	13
Bursage	60	341
Saguaro Cactus	1	1
Barrel Cactus	1	1
Ocotillo	0	1
Staghorn Cholla	5	18
Hedgehog Cactus	0	10
Banana Yucca	5	0

Additional Indigenous Plants. The following indigenous plants were not found within the sample areas, however, some are present on the site or within the ESL district of Scottsdale and are therefore suitable for use within the Whisper Rock community:

- | | | |
|-----------------------|-------------------|-------------------|
| ▪ Ironwood Tree | ▪ Giant Bursage | ▪ Desert Spoon |
| ▪ Cottonwood | ▪ Sugar Bush | ▪ Mormon Tea |
| ▪ Juniper | ▪ Brittlebush | ▪ Desert Milkweed |
| ▪ Prickly Pear Cactus | ▪ Desert Marigold | ▪ Chuparosa |
| ▪ Yucca | ▪ Fairy Duster | ▪ Creosote bush |

Enhanced Area Plants. The following indigenous plants are suitable for use within the ESL district and may be utilized within the community:

- | | | |
|------------------------|--------------------|------------------------|
| ▪ Cordia species | ▪ Mexican Primrose | ▪ Agave species |
| ▪ Red Yucca | ▪ Penstemon | ▪ Aloe species |
| ▪ Dalea species | ▪ Salvia species | ▪ Arizona Yellow Bells |
| ▪ Leucophyllum species | ▪ Ruellia species | ▪ Angelita Daisy |
| ▪ Verbena | ▪ Deer Grass | |

Turf. Per stipulations, turf, if provided, shall be permitted interior to the site and shall be limited as outlined below [exception: golf course].

- Turf will not be visible from outside of project
- Turf will be limited to common areas or private residences only
- No turf will be permitted in right-of-way
- Common bermuda grass is not permitted

Other Materials. The plant palette described above will be supplemented with the following native materials:

Granite. Where feasible to do so, no imported decomposed granite will be used in Whisper Rock. Native top soil/rock will be stockpiled during construction for re-use in restoration and revegetation areas.

Whisper Rock

Rip-rap. Local rock excavated from utility and infrastructure construction will also be stockpiled for use as a natural rip-rap material. This natural rip-rap will be used as necessary to stabilize slopes and potential erosion areas adjacent to drainage elements. In visible locations, the rip-rap will be treated with a man-made desert varnish product such as "Permeon".

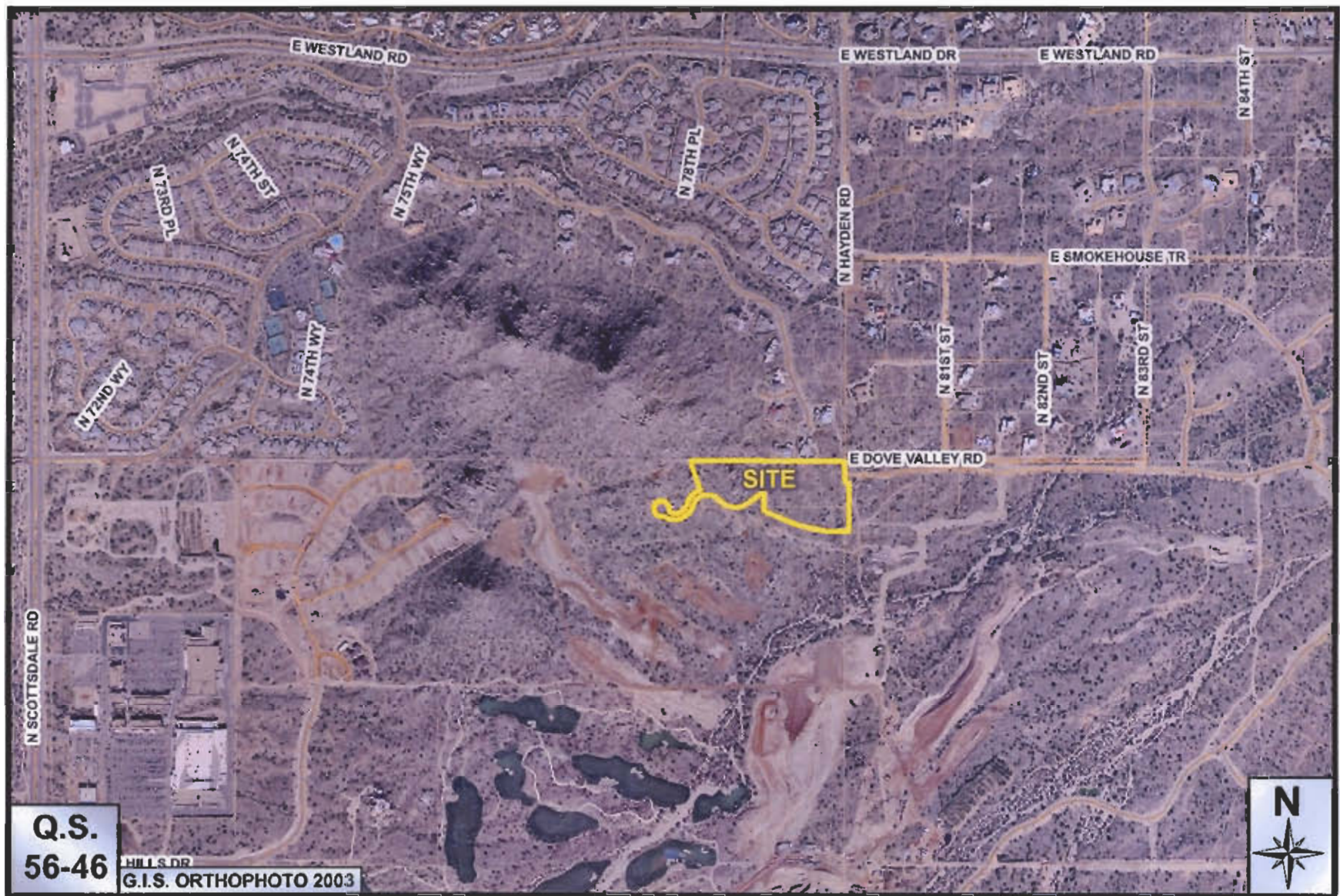
Boulders. The development project site is strewn with granite boulders in a wide range of shapes and sizes. Compatible materials will be used [salvaged from the site and imported] to further enhance the natural appearance of the landscape in all three character zones.

Culverts & Headwalls. All culverts, headwalls and/or other such structures will be integrally colored or stained a color that closely blends with the surrounding granite ground cover

Irrigation. Revegetation areas will be temporarily irrigated until all plants have been securely established as indicated below:

- Trees..... Up to Three Years
- Shrubs & Ground Covers..... Up to One Year

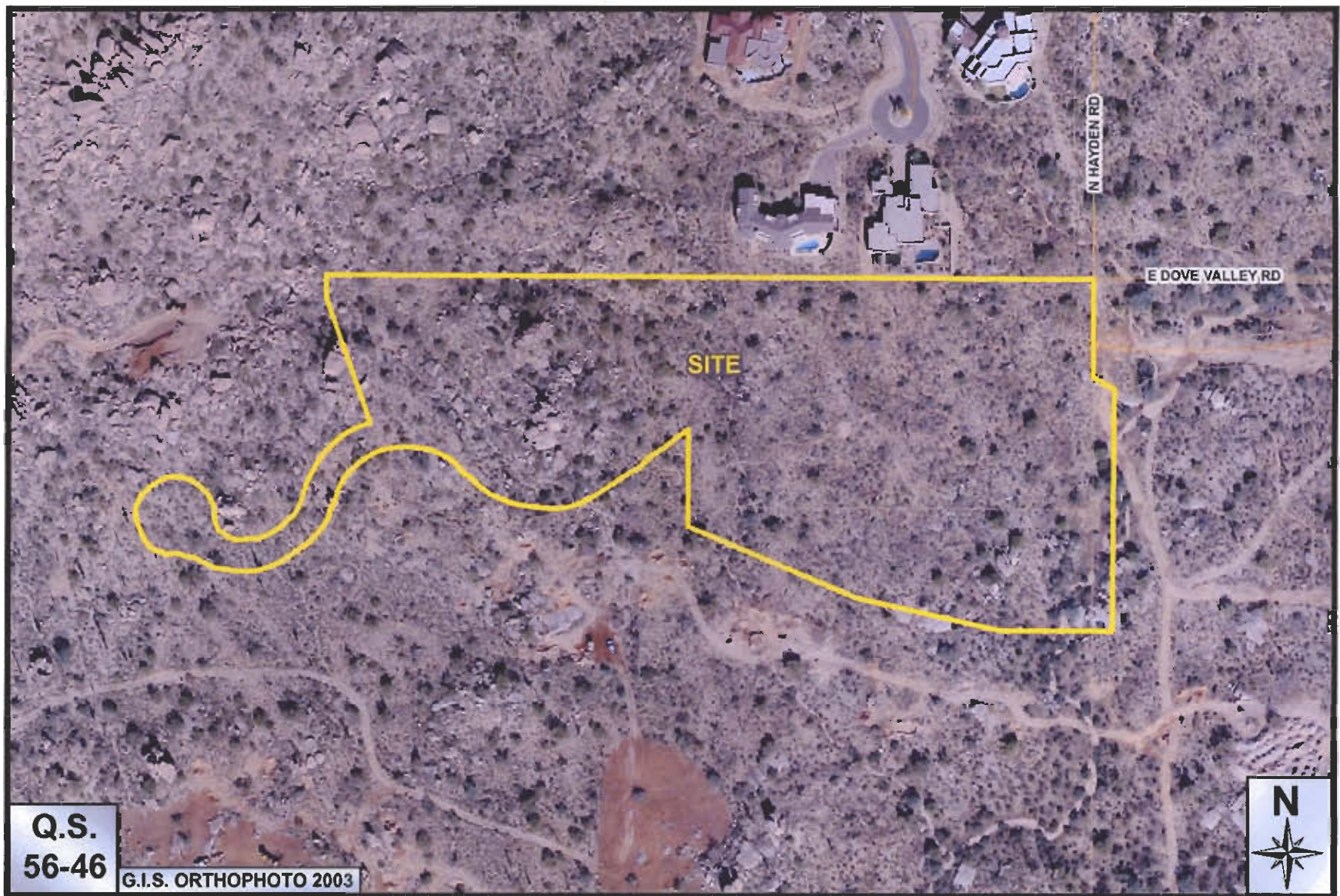
The irrigation program will vary depending on the size and location of the revegetation site. Many areas will be irrigated with a temporary drip irrigation system. However, in small or remote areas, plants will be hand-watered until established. Hydro-seed areas will be watered pursuant to the applicator's requirements.



Whisper Rock Unit 6 - The Estates

10-PP-2005

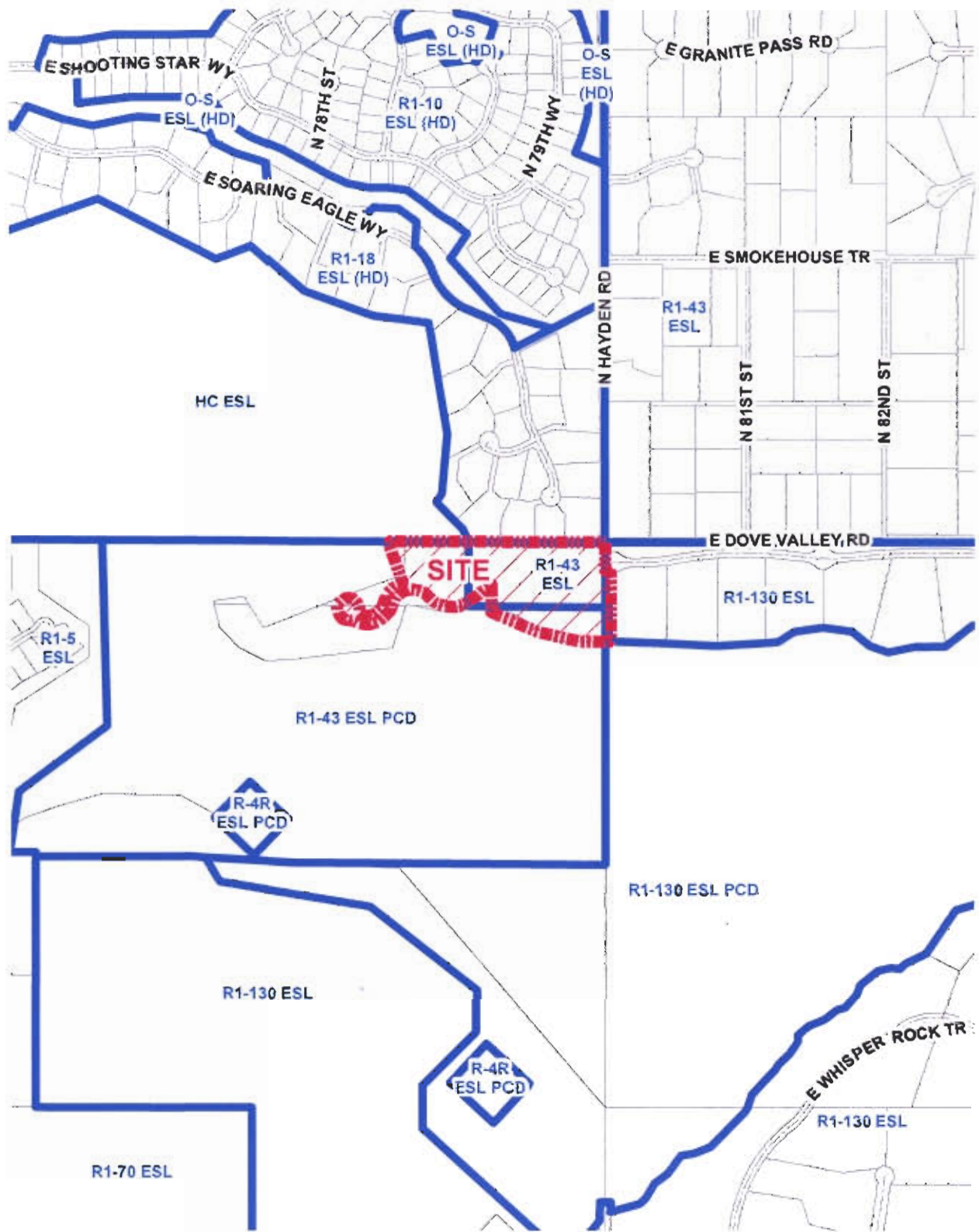
ATTACHMENT #2



Whisper Rock Unit 6 - The Estates

10-PP-2005

ATTACHMENT #2A



10-PP-2005

ATTACHMENT #3



**GRAYHAWK
OWNER/DEVELOPER**
GRAYHAWK DEVELOPMENT
7371 E. DOUGLASS RANCH ROAD
SUITE #100
SCOTTSDALE, ARIZONA 85258
(480) 988-2681

ENGINEER
GILBERTSON ASSOCIATES, INC.
2002 E. PIONEER DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85255-5485
(602) 807-2244

UTILITY PROVIDERS
WATER: CITY OF SCOTTSDALE
SEWER: ARIZONA PUBLIC SERVICE
ELECTRICITY: ARIZONA PUBLIC SERVICE
TELEPHONE: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS & BLACK MOUNTAIN GAS
CABLE TV: DISH COMMUNICATIONS

**UNIT 6
ZONING R1-43 ESL
AREA 8.37 AC**

BENCHMARK
C.O.S. BENCHMARK #1152
BRASS CAP IN HAND HOLE
DOVE VALLEY RD. & SCOTTSDALE RD.
NAD 83 = 2254.024

NAOS NOTE:
NAOS WILL BE DEDICATED DURING
PROCESSING OF INDIVIDUAL LOT
DRAWING PLANS. SEE SLOPE
ANALYSIS FOR NAOS REQUIREMENTS.

NOTES:
ALL INTERIOR STREETS ARE PRIVATE STREETS
WITHIN 40' EASEMENT.
BUILDING ENVELOPES TO BE SHOWN WITH FINAL DESIGN.
WATER, SEWER AND CIRCULATION ELEMENTS WILL
COMPLY WITH APPROVED MASTER PLANS.

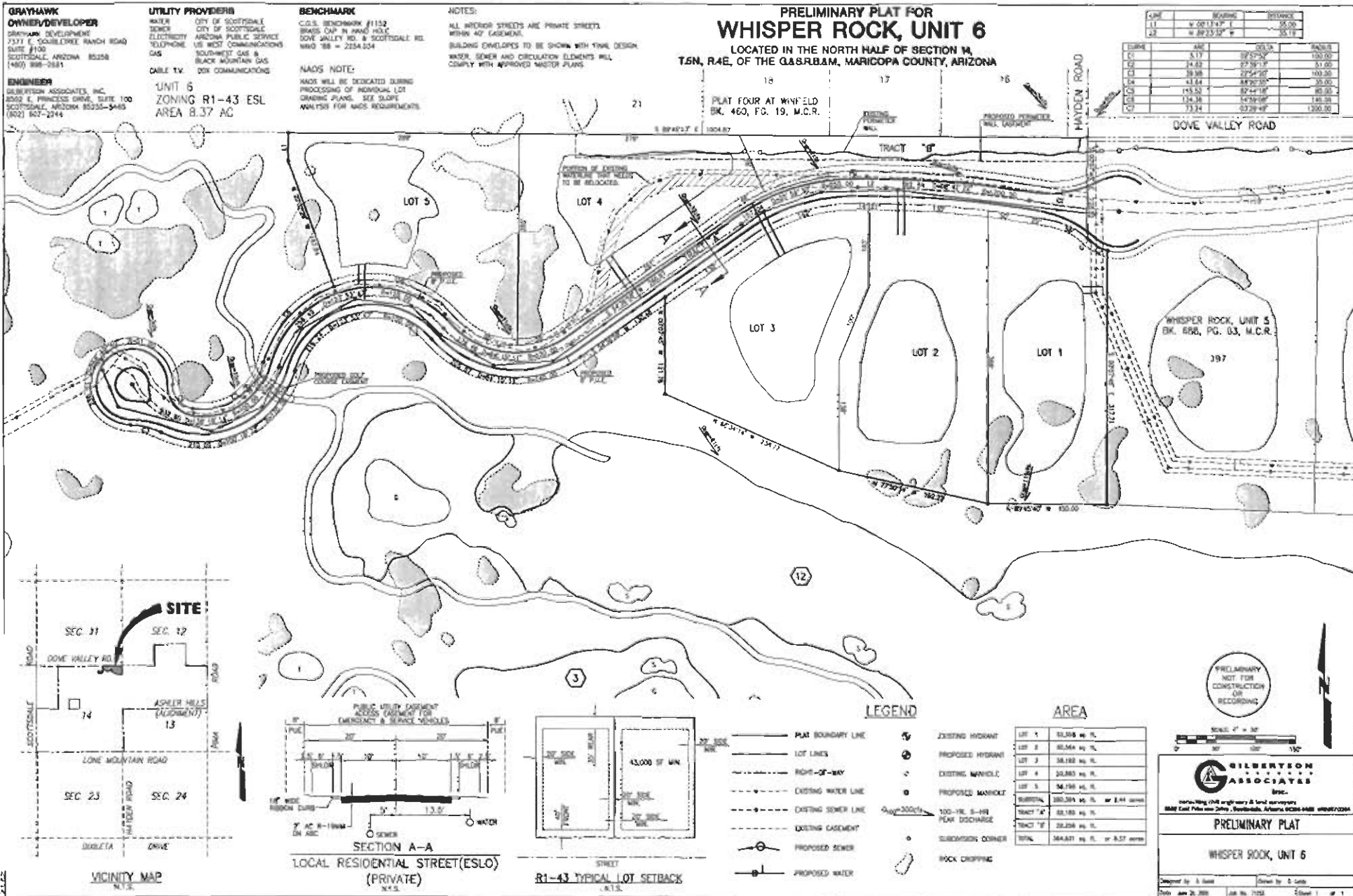
PRELIMINARY PLAT FOR WHISPER ROCK, UNIT 6

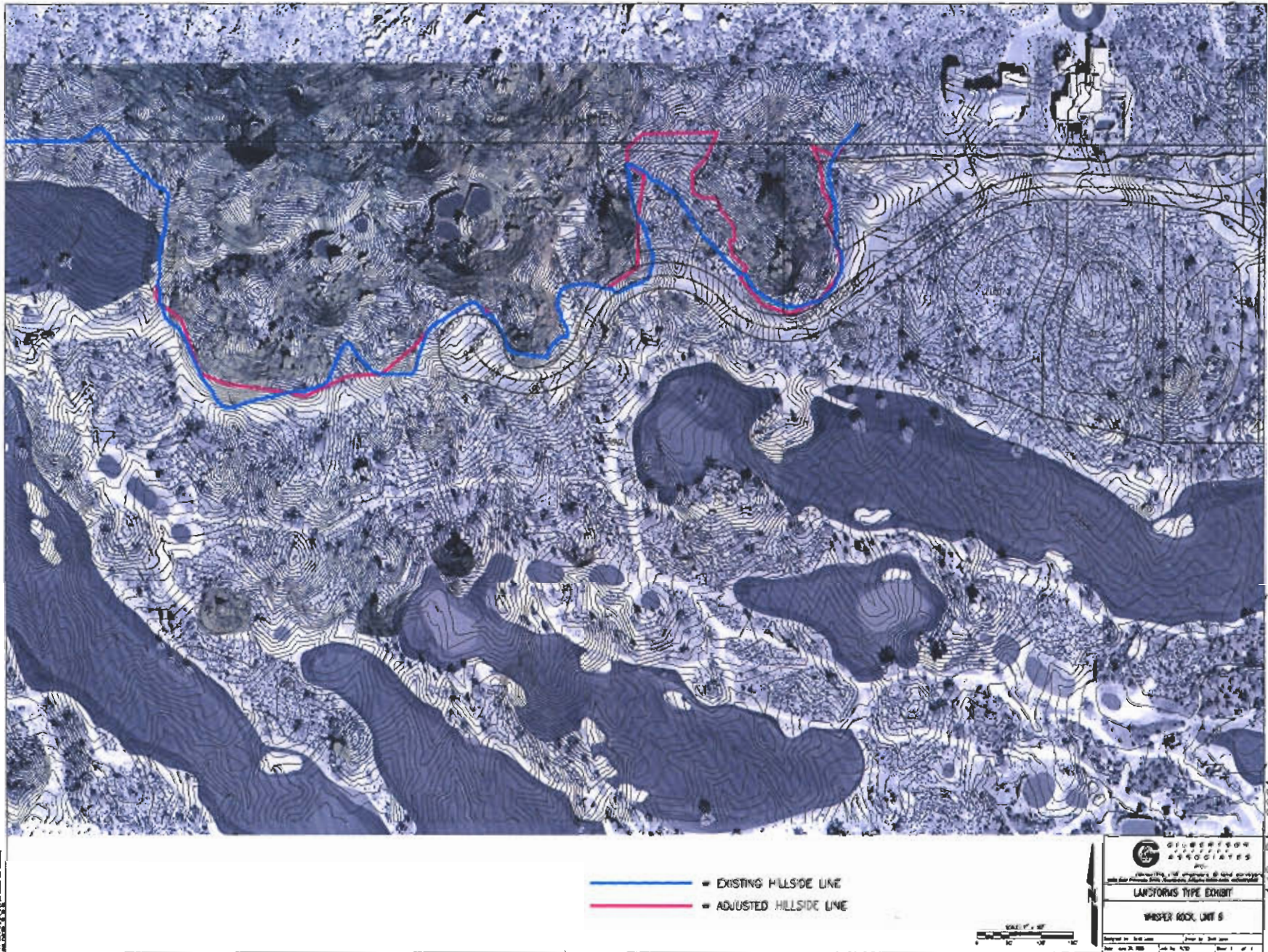
LOCATED IN THE NORTH HALF OF SECTION 14,
T.5N, R.4E, OF THE Q.A.S.R.B.A.M., MARICOPA COUNTY, ARIZONA

PLAT FOUR AT WINFELD
BK. 460, PG. 19, M.C.R.

LINE	BEARING	DISTANCE
11	N 00°13'45" E	55.00
22	N 89°25'32" W	55.19

LINE	AREA	PERCENT	PERCENT
11	5.17	59.52%	100.00
12	14.82	27.96%	51.00
13	38.98	72.42%	100.00
14	43.44	84.92%	100.00
15	15.52	32.44%	85.00
16	134.36	143.98%	148.38
17	73.34	33.78%	120.00





Whisper Rock Unit 6
The Estates
32800 N. Hayden
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, _____. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____. (NSHT)</p> <p style="margin-left: 20px;"> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input type="checkbox"/> 15.</p> |
|--|---|

ATTACHMENT A

Stipulations for Case: 10-PP-2005

Case Name: Whisper Rock Unit 6 - The Estates

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson Associates, Inc., dated 07/01/05 by City staff.
- b. The Master Environmental Design Concept Plan (MEDCP) for Whisper Rock, Case 69-DR-1999, as stipulated.
- c. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- d. Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Design Associates, PC, dated 07/01/05 by City staff.
- e. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Gilbertson Associates, Inc., dated 08/26/05 by City staff.

Engineering Documents:

- f. Conceptual Drainage Report for WHISPER ROCK, UNIT 6 ; prepared by Gilbertson and Associates, dated 07/01/2005.
- g. ALTA Survey prepared by Gilbertson and Associates, dated 07/01/2005.
- h. Preliminary plat prepared by Gilbertson and Associates, dated 07/01/2005.
- i. Context aerial prepared by Gilbertson and Associates, dated 06/29/2005

Relevant Cases

- j. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 29-ZN-2000 and 29-ZN-2000#2.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's

Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

5. The minimum total NAOS to be dedicated for this project shall be 3.49 acres.
6. *Provide the following note on the final plat: Natural Area Open Space (NAOS) dedicated on Lots 4 and 5 shall not be released, reduced or rededicated at any time.*
7. *At time of final plans submittal, the Developer shall submit an updated copy of the Master NAOS exhibit for the entire Whisper Rock development for review by City staff.*

Street Dedication Requirements

DRB Stipulations

Dedicate 8 foot P.U.E. along the internal street.

Ordinance

A. *The developer shall provide the following street rights-of-way:*

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Internal Street (Private)	Local Residential	40' (full width), 23' BC-BC, 6' shoulder or ESL Local Residential Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements

DRB Stipulations:

8. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

B. *Drainage Easement:*

- (1) *Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.*

C. *Waterline and Sanitary Sewer Easements:*

- (1) *Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.*

D. *Public Utility Easement:*

- (1) *An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.*

E. *An Natural Area Open Space Easement (NAOS):*

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

9. All walls shall match the architectural color, materials and finish of the Whisper Rock Master Environmental Design Concept Plan.
10. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

Natural Area Open Space (NAOS)

DRB Stipulations

11. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
12. NAOS shall not be dedicated within 5-feet of any building
13. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
14. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Landscape Design

DRB Stipulations

15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
16. Salvaged vegetation shall be incorporated into the landscape design.
17. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
18. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

19. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
20. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
21. Incorporate into the project's design, the following:
 - Landscape Lighting
 - a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - b. Fixtures shall be a flat black or dark bronze finish.
 - c. Landscaping lighting shall only be utilized to accent plant material.
 - d. All landscape lighting directed upward, shall be aimed away from property line.

- e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

Path lighting

- g. Path light fixtures shall meet all IESNA requirements for cutoff.
- h. Fixtures shall be a flat black or dark bronze finish.
- i. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

F. The landscape light lamps shall not exceed 15 watts.

Additional Planning Items

DRB Stipulations

- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- G. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

- a. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
- b. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 23. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 24. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 25. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 26. Provide positive drainage away from walks and curbs along all streets.
- 27. Riprap shall be indigenous stone.
- 28. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall

- point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - I. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
 - J. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
 - K. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

29. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Internal Street (Private)	Local Residential	40' (full width), 23' BC-BC, 6' shoulder or ESL Local Residential Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	ESL Local Residential Design Standards	ESL Local Residential Road Design Standards

- 30. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 31. The existing cul-de-sac on Leaning Rock Road shall be modified to provide the street extension, with modified cul-de-sac to meet all applicable City of Scottsdale standards.
- 32. The driveway for Lot 1 shall be located west of the Leaning Rock Road cul-de-sac.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Refuse

DRB Stipulations

- 33. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

- N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

34. Unless otherwise approved by the City of Scottsdale Water Resources Department, whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- P. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts

DRB Stipulations

36. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
37. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
38. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
39. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	<i>Whisper Rock Unit 6 – The Estates</i>
Zoning	R1-43 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	43,000 sf	25%	38,000 sf	12%
Min. Lot Width				
Standard Lot	150 feet	25%	140 feet	7%
Flag Lot	N/A	N/A	120 feet	N/A
Maximum Building Height	30 feet	N/A	30 feet	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40 feet	25%	30 feet	25%
Front (to face of garage)	40 feet	25%	30 feet	25%
Front (corner lot, side street)	40 feet	25%	30 feet	25%
Front (corner lot, adjacent to key lot, side street)	40 feet	25%	30 feet	25%
Front (double frontage)	40 feet	25%	30 feet	25%
Side Yard				
Minimum	20 feet	25%	20 feet	0%
Minimum aggregate	40 feet	25%	40 feet	0%
Rear Yard				
Standard Depth	35 feet	25%	35 feet	0%
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10 feet	25%	10 feet	0%
Main Buildings/Adjacent Lots	40 feet	25%	40 feet	0%
Maximum Wall Height				
Front	3 feet	N/A	3 feet	N/A
Side	8 feet	N/A	8 feet	N/A
Rear	8 feet	N/A	8 feet	N/A
Corner side not next to key lot	8 feet	N/A	8 feet	N/A
Side and Rear Yard with 20 foot setback	12 feet	N/A	12 feet	N/A
Corral fence height (on prop line)	6 feet	N/A	Not Allowed	N/A
Development Perimeter Setbacks				
NA				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				

ATTACHMENT C